

MINUTES
PLANNING AND ZONING COMMISSION

July 23, 2019

City of High Point
Municipal Office Building
City Council Chambers
6:00 p.m.

MEMBERS

PRESENT: Tom Kirkman, Chairman
Jim Armstrong
Marie Stone
Mark Walsh
Ray Wheatley

MEMBERS

ABSENT: Angela McGill

STAFF

PRESENT: Lee Burnette, Planning & Development Director
Chris Andrews, Development Administrator
Heidi Galanti, Planning Administrator
Herbert Shannon, Senior Planner
Gina Lindsey, Recording Secretary
Greg Venable, Transportation Planning Administrator
Meghan Maguire, Assistant City Attorney

5:30 p.m. Commission Dinner Session
Third Floor Conference Room

The meeting began at 6:00 p.m. in the City Council Chambers.

A. Call to Order

Mr. Kirkman called the meeting to order and it was determined that a quorum was present.

B. Approval of Minutes

1. Approval of the June 25, 2019 Minutes of the Planning and Zoning Commission

Mr. Armstrong made a motion to approve the June 25, 2019 minutes of the regular meeting of the Planning and Zoning Commission as presented. Mr. Walsh seconded the motion. The minutes were approved by a vote of 5-0.

C. Public Hearing Items

Mr. Walsh requested to be recused from Zoning Map Amendment 19-09 due to a conflict of interest. The chairman accepted his recusal Mr. Walsh exited the dais.

1. **RIMAR LLC** **Zoning Map Amendment 19-09**

A request by RIMAR LLC to rezone approximately 22.2 acres from the Residential Single Family-3 (R-3) District and the Residential Single Family-20 (RS-20) District, within Forsyth County's jurisdiction, to a Conditional Zoning Residential Multifamily-16 (CZ RM-16) District. The site lies along the west side of Skeet Club Road and surrounded on three sides by Joyce Circle. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 19-09 and recommended approval of the request as outlined in the staff report.

The following person spoke on behalf of the applicant:

- Ms. Judy Stalder, Zoning Consultant, 665 N Main St., High Point.

Ms. Stalder provided an overview of the proposed development. She noted that the development, which is proposed will be similar to the Cambridge Oaks subdivision in Davidson County, will have less density than the Land Use Plan would allow, and the arrangement of homes will provide a transition from single family detached to the higher density expected when the adjacent properties are developed. She said the entire project is separated from adjacent property by Joyce Circle, Tanglebrook Road and Skeet Club Road, and there is no direct access to Skeet Club Road. She explained that while the number of proposed homes is not expected to generate enough trips to require a Traffic Impact Analysis (TIA), the applicant has included a condition that a TIA will be conducted if the proposed density dramatically increases. Ms. Stalder also added that the homes are expected to be sold for \$230,000 to \$250,000.

The following people spoke in opposition to the request:

- Mr. Alan Aulgur, 3928 Tanglebrook Rd., High Point
- Deborah Dalton, 118 Wyndham Ct., High Point
- Glenn Meredith, 126 Wyndham Ct., High Point
- Beth Hawks, 120 Wyndham Ct., High Point
- Candice Williams, 3928 Tanglebrook Rd., High Point
- Myrna Wigley, 3901 Cornish Glen Ct., High Point

These speakers raised the following concerns:

- Traffic & Safety: Speakers noted that this is already a dangerous intersection and many motorists exceed the posted 45 mph speed limit. The additional traffic will pose a threat to safety with the potential for more accidents at this intersection.
- Density & Property Values: The proposed development is at a higher density than most of the adjacent residential developments and will have an adverse impact on the property value of existing homes that have large lots.
- Environmental Impact: There is already a lot of trash dumped along Skeet Club Road between Dilworth Road and the curve just past Tanglebrook Road and the proposed development could make the problem worse.

Commissioners noted that traffic is a common concern with proposed developments, and while no one wants additional traffic near their home, the NCDOT is working to

address the traffic volume with planned improvements to Skeet Club Road, including widening the road. The proposed development is also at a lower density than zoning allows, and the homes are fairly expensive, so the development shouldn't adversely impact the property values of nearby homes. A question was also posed to the Transportation Department regarding the potential to install a stoplight at this intersection and when a stoplight would be considered. Mr. Greg Venable, Transportation Planning Administrator, responded that as part of future improvement to Skeet Club Road, studies will be conducted to determine the most appropriate locations to install traffic signals along the Skeet Club Road corridor, adding that it is not just based on the number of trips.

Zoning Map Amendment 19-09

Mr. Armstrong made a motion to recommend approval of Zoning Map Amendment 19-09 as presented by staff. Mr. Wheatley seconded the motion. The Planning and Zoning Commission recommended approval of the request by RIMAR, LLC by a vote of 4-0.

Consistency & Reasonableness Statements

Ms. Stone made a motion that the Commission adopt a statement that Zoning Map Amendment 19-09 is consistent with the City's adopted policy guidance because, as conditioned, the proposed CZ RM-16 zoning is consistent with the Medium Density Residential classification, and policies of the Land Use Plan and Northwest Area Plan. Furthermore, the request is reasonable and in the public interest because the rezoning site abuts a thoroughfare planned for improvement, is immediately west of a residential multifamily district and can be adequately served by municipal services to support the proposed development. Mr. Wheatley seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 4-0.

The requests will be heard by City Council on Monday, August 19, 2019 at 5:30 p.m.

Mr. Walsh returned to the dais at the conclusion of the public hearing for Zoning Map Amendment 19-09.

2. High Point University Plan Amendment 19-01

A request by High Point University to change the Land Use Map classification for approximately 33 acres from Low Density Residential, Local Convenience Commercial and Recreation/Open Space to an Institutional classification. The site lies approximately 150 feet west of Panther Drive and is bounded by N. Centennial Street, E. Lexington Avenue and E. Farriss Avenue.

AND

3. High Point University Zoning Map Amendment 19-11

A request by High Point University to rezone approximately 37 acres from the Residential Single Family-5 (R-5) District, the Residential Multifamily-16 (RM-16) District, the Limited Business District (LB) District, a Conditional Zoning Limited Business (CZ-LB) District and a Conditional Zoning Institutional (CZ-I) District to a Conditional Zoning Institutional (CZ-I) District. The site is bounded by N. Centennial Street, E. Lexington Avenue, Panther Drive and E. Farriss Avenue.

Ms. Heidi Galanti, Planning Administrator, presented Plan Amendment 19-01 and Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 19-11 as outlined in the staff reports. They recommended approval of both requests.

The following person spoke on behalf of the applicant:

- Mr. Barry Kitley, 4114 Ponce De Leon Dr., High Point

Speaking in favor of the request was the applicant's representative, Mr. Barry Kitley, Director of Special Projects Facilities & Auxiliary Operations at High Point University. Mr. Kitley provided an overview of the request. He stated six people attended their community meeting on this request and he also received phone calls from eight additional people. There were no negative comments. Mr. Kitley also noted that the University completed the purchase of 1202 N. Centennial Street and that parcel will be incorporated into the campuses at a later date.

Commission member Kirkman asked if the University intends to keep single-family residential structures or if they will be replaced by dormitories in the future. Mr. Kitley responded that there are currently no plans to develop the zoning site at this time.

No one spoke in opposition to this request.

Plan Amendment 19-01

Ms. Stone made a motion to recommend approval of Plan Amendment 19-01 as presented by staff. Mr. Walsh seconded the motion. The Planning and Zoning Commission recommended approval of the request by High Point University by a vote of 5-0.

Zoning Map Amendment 19-11

Mr. Walsh made a motion to recommend approval of Zoning Map Amendment 19-11 as presented by staff. Mr. Armstrong seconded the motion. The Planning and Zoning Commission recommended approval of the request by High Point University by a vote of 5-0.

Consistency & Reasonableness Statements

Mr. Wheatley made a motion that the Commission adopt a statement that Zoning Map Amendment 19-11 is consistent with the City's adopted policy guidance because, subject to approval of the Plan Amendment 19-01, the proposed CZ-I District is consistent with policy and Land Use Plan of the Core City Plan. Furthermore, the request is reasonable and in the public interest given that the University acquired all but two parcels within the area bounded by North Centennial Street, East Lexington Avenue, Panther Drive and East Farriss Avenue, the rezoning to a CZ-I District is consistent in the manner of previous University-related rezonings. Mr. Walsh seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

The requests will be heard by City Council on Monday, August 19, 2019 at 5:30 p.m.

4. Soulin and Som Put Pasit Zoning Map Amendment 19-12

A request by Soulin Pasit and Som Put Pasit to rezone an approximate 1.6-acre parcel from the Residential Single Family-40 (RS-40) District, within Guilford County's jurisdiction, to the Residential Single Family-3 (R-3) District. The site is east of Penny Road, approximately 650 feet south of Eagle Glen Road. Approval of this rezoning request is contingent upon City Council approval of a voluntary annexation request.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 19-12 and recommended approval of the request as outlined in the staff report.

The following person spoke on behalf of the request:

- The applicant, Mr. Soulin Pasit, 211 Avondale Street, High Point, made himself available for questions.

No one spoke in opposition to this request.

Zoning Map Amendment 19-12

Ms. Stone made a motion to recommend approval of Zoning Map Amendment 19-12 as presented by staff. Mr. Armstrong seconded the motion. The Planning and Zoning Commission recommended approval of the request by Soulin and Som Put Pasit by a vote of 5-0.

Consistency & Reasonableness Statements

Mr. Walsh made a motion that the Commission adopt a statement that Zoning Map Amendment 19-12 is consistent with the City's adopted policy guidance because the R-3 District is consistent with Low-Density Residential designation of the Land Use Plan. Furthermore, the request is reasonable and in the public interest because the other properties in the City on the east side of this segment of Penny Road are also zoned R-3. Mr. Armstrong seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

The requests will be heard by City Council on Monday, August 19, 2019 at 5:30 p.m.

5. City of High Point Zoning Map Amendment 19-13

A request by the Planning and Development Department to rezone 31 properties, totaling approximately 47 acres, as part of the Comprehensive Zoning Map Amendment project. The properties are located at various locations along the N. Main Street corridor (north Eastchester/Westchester Drive), along the E. Parris Avenue corridor, and along the Old Winston Road corridor. The request proposes to rezone these parcels to the Transitional Office (TO) District, the Limited Business (LB) District and the General Business (GB) District.

Mr. Herbert Shannon, Senior Planner, presented Zoning Map Amendment 19-13 and recommended approval of the request as outlined in the staff report.

The following person spoke in opposition to the request:

- Mr. Joseph Levine, 3028 Ingleside Drive.

Mr. Levine expressed concerns with the impact on residential uses along Ingleside Drive (Map #1 – Area A) and desired to prohibit driveway access to Ingleside Drive. Staff explained that the rezoning will not change the development potential for the area and driveway access is already allowed under the current zoning.

Zoning Map Amendment 19-13

Mr. Kirkman made a motion to recommend approval of Zoning Map Amendment 19-13 as presented by staff. Mr. Walsh seconded the motion. The Planning and Zoning Commission recommended approval of the request by the City of High Point by a vote of 5-0.

Consistency & Reasonableness Statements

Mr. Armstrong made a motion that the Commission adopt a statement that the proposed zoning map amendments are consistent with and supported by the City's adopted plans. Furthermore, the amendments are necessary to remove unintended barriers to development and to more accurately represent the current use of the land. Mr. Wheatley seconded the motion. The Planning and Zoning Commission adopted these statements by a vote of 5-0.

The requests will be heard by City Council on Monday, August 19, 2019 at 5:30 p.m.

D. Director's Report

Status of Key Projects

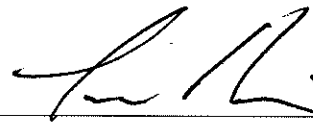
- Comprehensive Zoning Map Amendments: Staff will present at the August meeting the next group of zoning map amendments, which are located west of N. Main St. in the vicinity of Westchester Drive.
- Sign Standards Revisions: Consultant is preparing an initial draft of sign regulations.

- Wireless Telecommunication Regulatory Amendment: Consultant is preparing revisions to the City's telecommunication regulations in response to changes in federal and state rules.

Information

- Next regular meeting: August 27, 2019 – 3 zoning map amendments and 1 street abandonment
- New member – Thad Juszczak

Being no further business, the meeting adjourned at 7:19 p.m.



Tom Kirkman, Chairman

8-27-19

Date